

**IT IS HEREBY ADJUDGED
and DECREED this is SO
ORDERED.**

The party obtaining this order is responsible for
noticing it pursuant to Local Rule 9022-1.

Dated: April 21, 2010



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Randolph J. Haines

**RANDOLPH J. HAINES
U.S. Bankruptcy Judge**

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10-06187

IN THE UNITED STATES BANKRUPTCY COURT

FOR THE DISTRICT OF ARIZONA

IN RE:

Scott Ladue

Debtor.

Desert Schools Federal Credit Union
Movant,

vs.

Scott Ladue, Debtor, Maureen Gaughan, Trustee.

Respondents.

No. 2:10-BK-05621-RJH

Chapter 7

ORDER

(Related to Docket #12)

Movant's Motion for Relief from the Automatic Stay and Notice along with the form of proposed Order Lifting Stay, having been duly served upon Respondents, Respondents' counsel and Trustee, if any, and no objection having been received, and good cause appearing therefor,

IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed

1 by U.S. Bankruptcy Code 362(a) are hereby vacated as to Movant with respect to that certain real
2 property which is the subject of a Deed of Trust dated June 22, 2006 and recorded in the office of the
3 Maricopa County Recorder wherein Desert Schools Federal Credit Union is the current beneficiary and
4 Scott Ladue has an interest in, further described as:

5 LOT 164, OF CYPRESS LANDING, ACCORDING TO THE PLAT OF RECORD IN THE
6 OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA,
RECORDED IN BOOK 546 OF MAPS, PAGE 16.

7 IT IS FURTHER ORDERED that Movant may contact the Debtor(s) by telephone or written
8 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance
9 Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement
10 with Debtors. However, Movant may not enforce, or threaten to enforce, any personal liability against
11 Debtors if Debtors' personal liability is discharged in this bankruptcy case.

12 IT IS FURTHER ORDERED that this Order shall remain in effect in any bankruptcy chapter
13 to which the Debtor may convert.
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